

**AGENDA
FLATHEAD COUNTY PLANNING BOARD
October 14, 2015**

The Flathead County Planning Board will meet on **Wednesday, October 14, 2015** beginning at **6:00 P.M. in the 2nd Floor Conference Room of the Earl Bennett Building, 1035 First Avenue West, Kalispell, Montana.**

Please turn off all cellular telephones.

*****Regular meetings may be concluded at 11:00 P.M., at the discretion of the Chair. Any agenda item not considered prior to 11:00 P.M. will be rescheduled to the next regularly scheduled meeting.*****

All decisions made by the Planning Board are considered recommendations and will be forwarded to the Board of County Commissioners for final action. Please check the County Commissioners page of the County website, flathead.mt.gov/commissioner/ or contact the Commissioners office at 758-5503, for the scheduled date and time of a particular item.

The Agenda for the meeting will be:

- A. Call to order and roll call**
- B. Pledge of Allegiance**
- C. Approval of the September 9, 2015 meeting minutes**
- D. Public Comment** (*anything not related to agenda items*)
- E. Public Hearings: The Flathead County Planning Board will hold public hearings on the following agenda items. Following the hearing and Board discussion, the Board may make a recommendation to the Board of County Commissioners for final action:**
 - 1. FZC-15-04 Lester - Fredenberg:** A Zone Change request in the Highway 93 North Zoning District by Sands Surveying, on behalf of Megan R. Lester and Mark & Susan Fredenberg. The proposal would change the zoning on parcels containing approximately 81.55 acres from SAG-10 (Suburban Agricultural) to R-2.5 (Rural Residential). The subject parcels are located at 2280 and 2288 Whitefish Stage.
 - 2. FZC-15-05 Pensco Trust Company and David Kaupp:** A Zone Change request in the Highway 93 North Zoning District by Marquardt Surveying, on behalf of Pensco Trust Company and David E. Kaupp. The proposal would change the zoning on four (4) parcels containing approximately 33.73 acres from SAG-10 (Suburban Agricultural) to SAG-5 (Suburban Agricultural). The subject parcels are located south of Tronstad Road and west of Sirucek Lane.
 - 3. FPMA-15-04 Evergreen Enterprise Zoning Area (EEA):** A publicly initiated, three-part plan amendment to the *Kalispell City-County Master Plan Year 2010* proposed by the Flathead County Planning Board at the request of the Evergreen Chamber of Commerce. The first part of the proposed amendment is adoption of an addendum to the *Kalispell City-County Master Plan Year 2010* entitled *2016 Evergreen Enterprise Area*. The addendum supplements the text, goals, policies and maps found in the *Kalispell City-County Master Plan Year 2010* but is only applicable to a limited area of the plan. A map showing the area covered by the addendum is included with the addendum as Attachment A. The area covered by the proposed can also be described as follows:
 - Those areas presently zoned B-2 General Business or B-3 Community Business within 1,500' of U.S. Highway 2 in Evergreen, Montana, beginning at the intersection with Woodland Park Drive on the west and continuing east, then north to the intersection with Rose Crossing;
 - Those areas presently zoned B-2 General Business or B-3 Community Business within 1,500' of MT Highway 35 in Evergreen, Montana, beginning at the intersection with U.S. Highway 2 on the west and continuing east to the intersection with Helena Flats Road;
 - Those areas presently zoned B-2 General Business or B-3 Community Business within 1,500' of West Reserve Drive in Evergreen, Montana between the intersection with Cheery Lynn Road on the west and U.S. Highway 2 on the east.

The second part of the proposed amendment to the *Kalispell City-County Master Plan Year 2010* is an amendment of the future land use classification map contained within the plan. The amendment to the *Kalispell City-County Planning Jurisdiction Master Plan Year 2010* will add Commercial land use classification to the same areas as described above and as shown on Exhibit B of the addendum to reflect zoning map amendments that have occurred since the *Kalispell City-County Master Plan Year 2010* was adopted in 1986. The third part of the proposed amendment to the *Kalispell City-County Master Plan Year 2010* is a second amendment to the *Kalispell City-County Planning*

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Jurisdiction Master Plan Map Year 2010 to overlay the Evergreen Enterprise Commercial land use classification set forth in the addendum in the Commercial land use classification in the same areas as described above and as shown on Exhibit C of the addendum.

4. **FZTA-15-02 Evergreen Enterprise Zoning Overlay (EEO):** A publicly initiated text amendment to the *Flathead County Zoning Regulations* proposed by the Flathead County Planning Board at the request of the Evergreen Chamber of Commerce. The proposed text amendment will create a new overlay use district entitled *EEO Evergreen Enterprise Overlay* and add the new overlay use district to the *Flathead County Zoning Regulations* as Section 3.50. The general character of the proposed *EEO Evergreen Enterprise Overlay* is a use district to diversify allowable businesses and encourage infill development along the Evergreen highway commercial corridor by overlaying B-2 General Business or B-3 Community Business zoning districts with one additional permitted use. The permitted use that is proposed is #25 from the current list of permitted uses in the I-1 Light Industrial use district and will appear as follows:

1. Light assembly and manufacturing, fabrication and processing, repairing, packing, storage facilities, warehousing and distribution of products and equipment provided that such uses do not produce objectionable impacts beyond the lot lines and do not involve materials that are explosive, hazardous or toxic. Examples of such uses would include but are not limited to the following:
 - A. Automobile, bus, truck, boat and equipment washing, detailing, repairing, service and storage.
 - B. Manufacture of products such as clothing; furniture; fabricated wood, glass, plastic and metal products; leather and leather goods; medical, dental and optical products and equipment; and boat building.
 - C. Processing and manufacturing of food such as baked goods, dairy products, alcoholic beverages and beverage manufacturing and bottling.
 - D. Repair of equipment and consumer items such as appliances, clocks and watches, lawn and garden equipment, computers, televisions, shoes, and furniture.
 - E. Storage and warehousing such as mini-storage, boat and vehicle storage.

All other provisions of the underlying B-2 and B-3 use districts, as applicable, will apply. The *EEO Evergreen Enterprise Overlay* use district will also be added to the list of use districts found in Section 3.01.020 of the *Flathead County Zoning Regulations* as part of this text amendment. Please note that this agenda item is a text amendment to the *Flathead County Zoning Regulations*. A separate hearing must be held on a map amendment to apply the proposed overlay use district to any particular area or properties in Flathead County.

5. **FZD-15-02 Evergreen Enterprise Zoning Overlay (EEO):** A publicly initiated overlay zoning district proposed by the Flathead County Planning Board at the request of the Evergreen Chamber of Commerce to apply the *EEO Evergreen Enterprise Overlay* (Section 3.50 of the *Flathead County Zoning Regulations*) zoning district to the areas currently zoned B-2 General Business or B-3 Community Business along the highway commercial corridor in Evergreen, Montana. The boundary of the proposed *EEO Evergreen Enterprise Overlay* zoning district is overlaying all existing B-2 General Business or B-3 Community Business zoning in the Evergreen and Willow Glen Zoning Districts within 1500' of U.S. Highway 2 East beginning on the west side at Woodland Park Drive and extending east and north to the intersection with Rose Crossing, all existing B-2 General Business or B-3 Community Business zoning in the Evergreen and Willow Glen Zoning Districts within 1500' of MT Highway 35 beginning on the west at the intersection with U.S. Highway 2 East and extending east to the intersection with Helena Flats Road, and all existing B-2 General Business or B-3 Community Business zoning in the Evergreen Zoning District within 1500' of MT Highway 548 (West Reserve Drive) beginning on the east side at the intersection with U.S. Highway 2 East and extending west to a point just east of the intersection with Cheery Lynn Road. The general character of the proposed *EEO Evergreen Enterprise Overlay* zoning district is a zoning district to diversify allowable businesses by adding "light assembly and manufacturing, fabrication and processing, repairing, packing, storage facilities, warehousing and distribution of products and equipment provided that such uses do not produce objectionable impacts beyond the lot lines and do not involve materials that are explosive, hazardous or toxic" to the existing zoning thereby encouraging infill development and broader utilization of existing services and infrastructure along the Evergreen highway commercial corridor.

F. Old Business

G. New Business

1. A discussion regarding the 5-year update cycle of the Flathead County Growth Policy. The last time the Growth Policy was updated, the total time spent on the update was approximately two years, ending with adoption of the current Growth Policy on October 12, 2012. Five years from that date will be October of 2017, and we are now two years prior to that date. In order to ensure adequate time depending on what the Planning Board desires, staff would like to discuss this matter.
2. A discussion regarding the August 24, 2015 agency referral from Montana DNRC regarding the Flathead County Floodplain and Floodway Management Regulations. DNRC stated that Flathead County's regulations "barely meets the state and federal minimum standards" and encouraged Flathead County "to look at adopting the state model within the next year." Staff would like to discuss this agency comment with the

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Planning Board within the context of the projects listed in the Planning Office's Fiscal Year 2016 Strategic Plan.

3. During the transition of the Whitefish Lake regulations, the Planning Board discussed coming back to the Flathead County Lake and Lakeshore Protection Regulations to review them based on comments and suggestions from members of the former Whitefish Lake Protection Committee. This review is included in the Planning Office's Fiscal Year 2016 Strategic Plan. Staff would like guidance from the Planning Board on the intended scope of this project.

H. Adjournment

Note: The next meeting will be held November 18, 2015.

10/2/15